



Burns Road, Elgin, IV30 8PH
Offers Over £110,000

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Three bedroom mid terrace family home situated in the village of Lhanbryde.

The village of Lhanbryde has a Primary School, local shops, Pharmacy and is only a few miles from Elgin where a larger variety of amenities can be found.

Accommodation comprises Three double bedrooms, Kitchen, Lounge, Downstairs shower room, Sun porch and Bathroom.

Council tax band A
EPC C

Porch 6'10" x 6'2" (2.1 x 1.9)

Upvc and glass door leading out to the garden.
Storage cupboard.
Central heating radiator.
Wall lighting.

Hallway

Hallway with carpeted staircase leading up to the first floor accommodation.
Laminate flooring.
Under star storage cupboard.

Lounge 18'8" x 12'9" (5.7 x 3.9)

Spacious lounge with ample space for a dining table.

Large patio window to the front aspect overlooking the garden.
Central heating radiator.
Ceiling light fitting.
Laminate flooring.

Kitchen 13'5" x 8'6" (4.1 x 2.6)

Good sized modern fitted kitchen with widow to the rear aspect.
Amble base and wall units with work top space.
Stainless steel sink with drainer.
Space for a washing machine and Fridge freezer.
Built in electric oven, electric hob and overhead extractor hood.

Ceiling light fitting.
Central heating radiator.
Doors leading to shower room, lounge and hallway.

Shower room 5'2" x 4'11" (1.6 x 1.5)

Three piece shower room comprising corner cubicle with electric shower unit, wash hand basin and W.C.
Window to the rear aspect. .
Central heating radiator.

Stairs/Landing

Doors leading to the three bedroom sand bathroom.
Carpet to floor.
Loft access hatch.
Ceiling light fitting.



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Bathroom 6'6" x 5'6" (2 x 1.7)

Three piece bathroom in white comprising bath with shower over, pedestal wash hand basin and W.C

Window to the rear aspect.

Central heating radiator.

Ceiling light fitting.

Bedroom 1 12'5" x 8'10" (3.8 x 2.7)

Rear facing double bedroom with ample space for bedroom furniture.

Ceiling light fitting.

Central heating radiator.

Laminate flooring.

Bedroom 2 13'1" x 9'10" (4 x 3)

Very spacious double bedroom with built in storage along one wall (also housing combi boiler)

Carpet to floor.

Window over looking the front aspect.

Central heating radiator.

Bedroom 3 9'10" x 8'10" (3 x 2.7)

Front facing double bedroom with fitted storage.

Laminate flooring.

Ceiling light fitting.

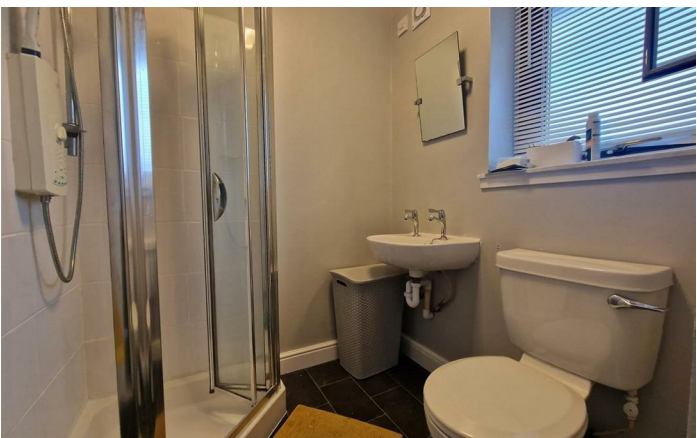
Central heating radiator.

The front garden is predominately laid to lawn with a patio area and is fully enclosed.

The low maintenance rear garden is laid with chipped stones.

There is off street parking available to the rear.

Exterior





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